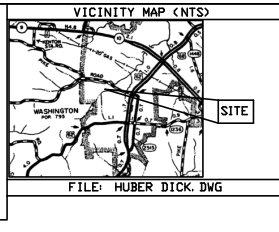


**LEGEND**

- 1/2" x 1/8" IRON PIN & CAP SET (ORANGE PLASTIC CAP STAMPED "T. MCGLOONE PLS 3919")
- MAG NAIL SET (2 1/4") - WITH 1/2" WAGON STAMPS "MCGLOONE PLS 3919"
- 5/8" IRON PIN & CAP FOUND FOR 2004
- POINT ON BOUNDARY LINE (NO MONUMENT SET)
- TREE (AS NOTED ON PLAT)
- EXISTING FENCE
- BOUNDARY LINE
- CENTERLINE OF ROAD
- GRAVEL DRIVE/ROAD
- TRACT LINES BY DEED PLAT
- FENCE POST



**NOTES:**

BEARINGS COORDINATED TO THE 5/8" IRON PIN & CAPS FOUND (RDH 3264) CEDAR HILL OF WASHINGTON INC DB 241 PG 372, 107,207 ACRES.

PROPERTY SUBJECT TO ALL LEGAL RIGHT OF WAYS, EASEMENTS OF RECORD AND UNRECORDED CONVEYANCES.

PROPERTY SUBJECT TO ALL UTILITIES.

PROPERTY SUBJECT TO ANY EXISTING RIGHT OF WAY FOR CLARK'S RUN ROAD FOR BENEFIT OF THE MASON COUNTY FISCAL COURT.

PROPERTY SHALL BE ACCESSED BY A 2.112 ACRE, 40' WIDE PRIVATE ROAD AS SHOWN AND NOTED ON PLAT.

2.112 ACRE PRIVATE DRIVE WILL NOT BE MAINTAINED BY THE MASON COUNTY FISCAL COURT OR CITY OF MAYSVILLE.

10.217 ACRE TRACT SHALL NOT BE FURTHER SUBDIVIDED.

PROPERTY SUBJECT TO A 0.060 ACRE CEMETERY.

10.217 ACRE LOT TO BE ACCESSED BY THE 40' PRIVATE DRIVE AND IS SUBJECT TO THE OWNERSHIP AGREEMENT AS REQUIRED BY THE MAYSVILLE/MASON COUNTY JOINT PLANNING AND ZONING REQUIREMENTS.

**BUFFALO TRACE SURVEYING, LLC**

TRAVIS MCGLOONE, PLS  
1306 LDGAN RUN ROAD  
FLEMINGSBURG, KY 41041  
PHONE: 606-845-2812  
EMAIL: btsurveying@gmail.com

RECORD PLAT FOR  
**JDM PROPERTIES OF KENTUCKY LLC**  
804 CLARK'S RUN ROAD,  
MASON COUNTY, KENTUCKY  
DATE 2/18/2013 SCALE: 1"=200'

CLIENT: DICK HUBER  
ADDRESS: 6125 KEY PIKE, MAYSVILLE KY, 41056  
FIELD SURVEY DATE: 2/15/2013

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD OF RANDOM TRAVERSE WITH SIDE-SHOTS AND THE UNADJUSTED ERROR OF CLOSURE WAS 1:13,410 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN ON THIS PLAT IS A RURAL CLASS SURVEY AND MEETS OR EXCEEDS ALL SPECIFICATIONS OF THIS CLASS.

TRAVIS A. MCGLOONE PLS 3919 DATE \_\_\_\_\_

RECORD SOURCE  
DEED BOOK: 301 PAGE: 630

**OWNERS CERTIFICATION**

I (We) hereby certify that I (am) (We are) the Owner(s) of record of the property shown and described herein acquired by deed recorded in Deed Book 301, Page 630, in the Mason County Clerk's office; do hereby adopt this plat of lots for this property.

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF KENTUCKY COUNTY OF MASON  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By \_\_\_\_\_

Notary Public  
My commission expires \_\_\_\_\_

MAYSVILLE - MASON COUNTY JOINT PLANNING COMMISSION - APPROVAL CERTIFICATION  
Reviewed and approved by the Maysville - Mason County Joint Planning Commission for Recording as a Minor Subdivision on this day of \_\_\_\_\_, 20\_\_\_\_

SIGNATURE OF PLANNING COMMISSION OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY CLERK CERTIFICATION**

I hereby certify that this subdivision plat was presented to me and accepted for recording in the office of the County Clerk and Recorder of Mason County at the City of Maysville, Kentucky on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ (time), and recorded in PC \_\_\_\_\_ Side \_\_\_\_\_ at \_\_\_\_\_ (time).

SIGNATURE OF MASON COUNTY CLERK/RECORDER \_\_\_\_\_ RECEPTION NO. \_\_\_\_\_

**WATER & SEWER APPROVAL CERTIFICATION**

I hereby certify that the water supply and sewage disposal utility systems depicted on this plat fully meet the requirements of the Maysville Utility Commission and that water and sewer services are reasonably available (as defined in the City Code of Ordinances).

SIGNATURE AND TITLE \_\_\_\_\_ DATE \_\_\_\_\_

LINE	BEARING	DISTANCE
L1	N 70°06'56" W	90.84'
L2	N 37°44'16" E	103.32'
L3	N 81°26'28" W	296.04'
L4	N 68°04'48" W	173.31'
L5	N 35°23'46" E	81.20'
L6	S 14°45'09" W	89.13'
L7	S 79°07'23" E	274.37'
L8	N 05°31'31" W	40.00'
L9	S 47°49'53" W	48.06'
L10	N 50°07'04" W	83.93'
L11	S 38°48'41" W	435.43'
L12	S 33°09'03" W	359.40'
L13	S 60°25'33" W	607.54'
L14	S 62°44'53" W	381.45'
L15	S 67°29'04" W	179.71'
L16	S 73°08'11" W	105.70'
L17	N 72°07'19" E	97.59'
L18	N 67°29'04" E	177.11'
L19	N 62°44'59" E	379.25'
L20	N 60°25'33" E	604.07'
L21	N 53°08'03" E	388.48'
L22	N 58°53'41" E	452.73'
L23	S 49°59'34" E	41.34'
L24	S 88°01'40" E	29.84'
L25	S 21°55'18" W	50.57'
L26	S 67°17'20" E	50.97'
L27	N 22°10'28" E	51.32'
L28	N 68°07'38" W	51.19'

JANE WOOD WISE  
WB 4 PG 583  
(RICHARD W. WOOD)  
(DB 109 PG 307)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	390.28'	197.06'	194.97'	S 40°35'51" W	28°55'47"
C2	350.28'	186.76'	184.56'	N 39°47'16" E	30°32'57"

